

11 June'16

Objection Letter to Planning Application HPK/2016/0281

Reddish Farm and Barns

I object to Planning Application HPK/2016/0281 Reddish Farm and Barns on the following grounds.

This 8 metre high new build house with large double garages would be adjacent to Reddish Farm and Barns bordering the Midshires Way overlooking Toddbook Reservoir. With its full glass-house front and back and stone slab prison like sides it will look like a carbuncle between these 2 local important heritage assets.

This eyesore of a house will be detrimental to the established visual amenity of the locality, contrary to policy S1, S2, H1 EQ3, of the High Peak Local Plan and para 17, 55, and section 11 of the National Planning Policy Framework.

This site is not in the Local Plan.

It would fail to enhance and preserve the character of Whaley Bridge Heritage area of Toddbrook Reservoir and Reddish Farm contrary to High Peak Local Plan EQ6, EQ7 EQ8 and para 131, 133, 137, of the NPPF.

It is contrary to the emerging Town Plan with the emphasis on Country and Heritage tourism. Reddish Farm and Toddbrook Reservoir are inescapably linked to the town heritage and conservation area. We even celebrate this in the annual W3 weekend. Reddish Farm harks back to a bygone agricultural era.

Toddbrook reservoir is the oldest reservoir (1831) in the area which supplies water for the Peak Forest canal and was the major driving factor in the development of Whaley Bridge and its industry.

Reddish Farm has been designated as having important local heritage value. There is documented and supported evidence that the farm existed in the 1620's in the Taxal Parish records.

Rejection of this Planning Application is also consistent with the previous Reddish Farm Planning Application HPK/2011/0611 & HPK/2011/0276. Only restoration of the existing farm buildings was passed by Council.

The land referred to in this Planning Application was used as stone and materials storage during restoration work and has not yet been reinstated to pasture land. The land description on this Planning Application is therefore extremely skewed.

The position of this building will have a major impact on the Sports fields adjacent. The plastic

grass football pitch will become unusable as it is directly alongside the proposed development with the towering 8 metre roof ridge running parallel to the pitch.

The impact will be:

Unnaturally turbulent disrupted air making ball flight totally unpredictable.

Day light levels being extremely changeable both very bright morning (reflected sun from the house wall and extensive glass area), very dark early evening (sun totally blocked)

Night light levels from the lights will be unpredictable over the pitch with reflections from the lights.

Overall loss of sunlight will cause increased retained moisture resulting in moss and general increased premature degradation of the pitch.

The actual change of colour from open landscape to the East and towering Stone wall to the West will make it challenging to play any football.

Soil disturbance so close to the pitch will cause movement of the sub-base of the pitch and possible flooding.

The loss of the main exercise facilities for all ages in Whaley Bridge will have a major impact on health and wellbeing of the community.

The access route to the proposed house is down a narrow thinly laid tarmac lane then a gravel chipping track (used as a sustainable drainage system) through the farm. Both are not be suitable for heavy construction vehicles.

This part of the Midshires Way is used by many walkers and hikers. There is a blind sharp 90 degree bend at the bottom of a steep decline. A recipe for an accident with the construction traffic and increased traffic caused from increased numbers of residents and visitors.

Noise levels will again be increased significantly for existing residents straight along the Lane and farm. This at a time when the major restoration has just finished. How long do residents who have become accustomed to a very quiet area have to endure this?

How will this heavy traffic impact the old farm and barns? Much of the stone was quarried several hundred years ago and there is evidence of degradation. There were several collapses during restoration before the lime remortaring. This will be a continuous worry for residents during the renewed movement of materials directly passing the buildings.

There will be an Adverse/Severe Effect on:

- Flora, fauna, wildlife and biodiversity.
- This narrow strip of land between Reddish Farm. It is an essential wildlife corridor

between Toddbrook, Randall Carr Brook and the Goyt Valley.

- All the diurnal and nocturnal animals, the latter needing this special dark area. The full glass frontage and rear will be a serious source of light pollution day (reflection) and night (lights). This especially applies to bats and birds which use this area between Reddish Farm and Toddbrook reservoir for feeding, roosting, and migration gathering area.
- The SSSI.
- The Midshires Way (a completed Green Way – High Peak Local Plan)

The area is truly loved by so many locals and visitors being important for their well-being and rejuvenation.

Don't allow this Monstrosity of a building or any other structure to be constructed on this land. It would be so visible from the Peak National Park to the **East** (South Head, Chinley Churn & Ladder Hill), **West** (Lyme Park Ridge) **North** (Whaley Moor) and **South** (Taxal Ridge). This 'shining beacon' with all its glass will stand out day and night as the High Peak Folly!

I reserve the right to add to these objections during the consultation phase of this planning application.

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